

CITY COUNCIL  
CITY OF WICHITA  
KANSAS

City Council Meeting  
April 17, 2001, 9:00 A.M.

City Hall  
455 North Main

ORDER OF BUSINESS

- Call to Order
  - Invocation – Dr. Steve Adam, Church of Jesus Christ of Latter Day Saints
  - Pledge of Allegiance
  - Approve the minutes of the previous meeting
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AWARDS AND PRESENTATIONS

- Wichita's Promise – Youth Service Awards
  - Kansas Preservation Alliance – Eaton Award
  - Proclamations
  - Distinguished Service Citations
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PUBLIC AGENDA

1. Jan Kennedy, Sedgwick County Treasurer – “Metal to Matches.”
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NEW BUSINESS

2. Letter of Intent for Industrial Revenue Bonds – Chuzy Living Trust/TMX Aerospace Project. (District II)

Request for approval of a Letter of Intent for issuance of Industrial Revenue Bonds in an amount not to exceed \$7 million to finance development of an industrial facility located at 2800 South Edgemoor.

RECOMMENDED ACTION: Approve the Letter of Intent; subject to the Standard Letter of Intent conditions; authorize the necessary signatures.

3. [Letter of Intent for Multi-Family Housing Refunding Revenue Bonds – Lincoln Meadows, Inc.](#) (District II)

Lincoln Meadows is requesting refinancing of its 1991 Bonds and approval of a Letter of Intent to issue Multi-Family Housing Refunding Revenue Bonds in an amount not-to-exceed \$4.6 million

RECOMMENDED ACTION: Approve the Letter of Intent; subject to the Standard Letter of Intent conditions; authorize the necessary signatures.

4. [Request for Letter of Intent for Hospital Facilities Improvement and Refunding Revenue Bonds – Via Christi Health System, Inc.](#) (Districts II, III, and VI)

Via Christi is requesting approval of a Letter of Intent to issue Hospital Facilities Improvements and Refunding Revenue Bonds in an amount not-to-exceed \$166 million.

RECOMMENDED ACTION: Approve the Letter of Intent; subject to the Standard Letter of Intent conditions; authorize the necessary signatures.

5. [2000 Comprehensive Annual Financial Report.](#)

The City's Comprehensive Annual Financial Report (CAFR) is designed to provide information needed by interested parties to gain a fair understanding of the government's financial position, results of operations, and cash flows.

RECOMMENDED ACTION: Receive and file.

6. [Regulatory Conditions for Day Reporting Centers.](#)

The Alternative Correction Housing Advisory met on March 22, 2001, to discuss zoning, site location requirements, and regulatory measures for Day Reporting Facilities. Recommendations are being submitted for City Council approval.

RECOMMENDED ACTION: Approve the Siting Criteria and regulatory considerations, with reviews.

7. [Ordinance Implementing Provisions of Charter Ordinance Pertaining to Public Bidding.](#)

The Ordinance approves an exemption from the public bidding requirements pursuant to Charter Ordinance No. 177.

RECOMMENDED ACTION: Approve first reading of the Ordinance.

CITY COUNCIL AGENDA

8. Approval of Council Member Pisciotte and Spouse's Travel to Orleans, France, May 5-11, 2001, for Sister Cities Official Visit.

RECOMMENDED ACTION: Approve the expenditures.

9. Board Appointments.

RECOMMENDED ACTION: Make the appointments.

10. Proclamations:

Children's Mental Health Week  
Mental Health Month  
Suicide Prevention Week

RECOMMENDED ACTION: Authorize issuance of the Proclamations.

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CONSENT AGENDA

11. Report of the Board of Bids and Contracts Dated April 16, 2001.

RECOMMENDED ACTION: Receive and file the report; approve the Contracts;  
authorize the necessary signatures.

12. Applications for Licenses to Retail Cereal Malt Beverages:

<u>Renewal</u>	<u>2001</u>	<u>(Consumption on Premises)</u>
Miguel Reyes	Rostizeria Los Reya*	512 West 21 <sup>st</sup> Street
Edith Boede	Lil Mexico*	1601 East Pawnee
Mui Fong Yu Tam	Tom's Lotus Garden*	822 South Broadway
<u>(Consumption off Premises)</u>		
Helen Lu	KC Store L.L.C.	1161 North Broadway
Robert Bales	Klepper Oil Company Inc.	2601 North Broadway
Robert Bales	Klepper Industries Inc.	3520 North Woodlawn

Special Event - Wichita River Festival:

Patrick Audley	May 11-12, 2001	South Riverside Park
Patrick Audley	May 15-16, 2001	South Riverside Park
Patrick Audley	May 17, 2001	225 West Douglas

(Item 12 continued)

Patrick Audley	May 19, 2001	Park at McLean and Douglas
John Thieh	May 12-13, 2001	225 West Douglas (Century II Drive)
John Thieh	May 14-15-16, 2001	225 West Douglas (Century II Drive)
John Thieh	May 17-18-19, 2001	225 West Douglas (Century II Drive)
John Thieh	May 20, 2001	225 West Douglas (Century II Drive)

\*General/Restaurant - 50% or more of gross receipts derived from sale of food.

RECOMMENDED ACTION: Approve the licenses subject to Staff review and approval.

13. Subdivision Plans and Specifications.

RECOMMENDED ACTION: Approve and advertise for bids to be submitted to the Board of Bids.

14. Preliminary Estimates:

- a) Siefkes from the east line of the plat, west to the north line of Spring Hollow, and on Spring Hollow from the west line of Siefkes, south to the south line of the plat. Castle Rock from the south line of Siefkes, south to the south line of Lot 39, Block A, on Whitewood Street from the east line of Spring Hollow, east to the west line of Castle Rock, on Whitewood Street from the west line of Spring Hollow, west to the west line of Hawthorne Street, on Whitewood Circle from the west line of Hawthorn Street, west to and including the cul-de-sac, on Hawthorne Street, from the north line of Whitewood Street, north to the north line of Lot 17, Block D, and on Whitewood Court, from the north line of Whitewood Street, north to and including the cul-de-sac. That sidewalk be constructed along one side Siefkes and Spring Hollow. That there be constructed a decel lane along 143rd Street East from the north line of the plat, south to the north line of Siefkes to serve Shoal Creek Addition - west of 143rd Street East, south of Central. (472-83296 /765666/490777) Does not affect existing traffic. (District II) - \$485,000.00
- b) 2001 Contract Maintenance Quickset Slurry Seal of Asphalt Streets - various locations. (472-83344 /131532) Traffic to be maintained during construction using flagpersons and barricades. (Districts V and VI) - \$152,000.00
- c) Water distribution system to serve Pine Bay Estates, Applewood Farms, L & D Taylor, Huntington Pointe, Sand Pointe Additions and Unplatted Tracts - south of 63rd Street South, west of the Arkansas River. (448-89424/734960/470630) Traffic to be maintained during construction using flagpersons and barricades. (District III) - \$1,900,000.00
- d) Water distribution system in Rutan to serve Southriver Addition - north of 71st Street South, east of Hydraulic. (448-89543/735007/470677) Traffic to be maintained during construction using flagpersons and barricades. (District III) - \$126,000.00
- e) 2001 Contract maintenance roadbed stabilization and asphalt overlay - north of 53rd Street North, east of Meridian. (472-83354/792268/706809/405901/405274) Traffic to be maintained during construction using flagpersons and barricades. (District VI) - \$140,000.00

RECOMMENDED ACTION: Approve and file.

15. Petitions for Public Improvements:

- a) Pave Taft Court in West Millbrook Addition – south of Maple, east of 119<sup>th</sup> Street West. (District V)
- b) Sanitary sewer to serve Lots 1-12, Block 7, Jones Park Addition – north of 33<sup>rd</sup> Street North, west of Fairview. (District VI)

RECOMMENDED ACTION: Approve the Petitions; adopt the Resolutions.

16. Minutes of Advisory Boards/Commissions:

Metropolitan Area Planning Commission, 2-22-2001  
Wichita Airport Advisory Board, 3-5-2001  
2000 Annual Report of the Wichita Airport Authority, 3-5-2001

RECOMMENDED ACTION: Receive and file.

17. Easement.

Public Utility Easement from the City of Wichita, Kansas, a Municipal Corporation, for a tract of land located in the Northeast Quarter of Section 25, Township 27S, R-2-W of the 6<sup>th</sup> P.M., Sedgwick County, Kansas (Maple, 119<sup>th</sup> to 135<sup>th</sup>, OCA 706986). No cost to City.

RECOMMENDED ACTION: Approve; authorize necessary signatures.

18. Consideration of Street Closures/Uses.

RECOMMENDED ACTION: Approve the street closures/uses.

19. Report on Claims Allowed March, 2001:

<u>Name of Claimant</u>	<u>Amount</u>
Thiphavanh Phimvongsa	\$ 344.96
Xavier Leija	\$7,500.00*
Constantino Marroquin	\$ 76.00
SW Bell	\$2,362.66*
Bernabe F. Padilla	\$ 158.62*
Wichita Dialysis Center	\$ 130.00*
M. D. Junious	\$ 277.85
South Hydraulic Stor-All	\$ 703.00*
Billy Winegarner	\$ 150.00
Erin or Christiane Doom	\$ 55.00
Jennifer Douglas	\$ 350.00*
Kevin Mayfield	\$ 324.24

(Item 19 continued)

Jesse Ryaes	\$ 500.00
Farmers Ins. For Dennis Becker	\$2,488.27
Satiya Rockett	\$ 284.92
Lola L. Bartee	\$ 90.04
Joseph B. Apsey	\$ 332.06
Brandon Adams	\$ 348.41
Gary Austerman	\$ 259.65
Elizabeth A. Rivas	\$ 160.02
Douglas P. Lamar	\$ 173.72
Larry McConnell	\$ 255.55

\*Settled for amount less than amount claimed.

RECOMMENDED ACTION: Receive and file.

20. Certificate of Canvass:

Certificate of the Board of County Commissioners, acting as a Board of Canvassers for the General Election on April 3, 2001, finding that the following candidates were duly elected:

Council Member, District I	Carl G. Brewer
Council Member, District III	Phil Lambke
Council Member, District VI	Sharon Fearey

RECOMMENDED ACTION: Receive and file.

21. Agreements/Contracts:

- a) TEC Information Services – Water and Sewer Department.
- b) Laboratory for environmental samples – Water and Sewer Department.
- c) Training with National Development Council – Housing Services Department
- d) Wichita Indochinese Center/Mennonite Housing Rehabilitation Services – Extension of HOME Development.

RECOMMENDED ACTION: Approve the Agreements/Contracts; authorize the necessary signatures.

22. Design Services Agreements:

- a) Hillside from Kellogg to Central. (Districts I, II, and III)
- b) Gateway Center Addition – south of 13<sup>th</sup>, east of Greenwich. (District II)
- c) Auburn Hills Twelfth Addition, south of Maple, west of 135<sup>th</sup> Street. (District V)

(Item 22 continued)

- d) [City](#) of Eastborough buffer improvements – east Kellogg. (District II)

RECOMMENDED ACTION: Approve the Agreements/Contracts; authorize the necessary signatures.

23. Change Orders:

- a) [Harry](#) Street improvement - Webb to Greenwich. (District II)

- b) [Seneca](#) Street improvement - 31<sup>st</sup> Street South to Pawnee. (District IV)

RECOMMENDED ACTION: Approve the Change Orders; authorize necessary signatures.

24. 2001 Bridge Design Program.

RECOMMENDED ACTION: Approve the project, Agreements, and first reading of the Ordinance; authorize necessary signatures.

25. [Southeast](#) Boulevard (K-15 Highway) Improvement – between 31<sup>st</sup> Street south and I-135 Expressway. (District III)

RECOMMENDED ACTION: Approve the project, Agreements, and first reading of the Ordinance; authorize necessary signatures.

26. [Family](#) Self Sufficiency Program Grant.

RECOMMENDED ACTION: Approve the application and receipt of funds; authorize necessary signatures.

27. [CHDO](#) Operating Grants. (Districts I, III, IV, and VI)

RECOMMENDED ACTION: Approve the allocations; authorize Staff to negotiate funding Agreements and necessary signatures.

28. [Industrial](#) Revenue Bonds WSM Properties – Supplemental Indenture.

RECOMMENDED ACTION: Approve the Ordinance and documents; authorize necessary signatures.

29. Budget Adjustment for Water System AM/FM Implementation.

RECOMMENDED ACTION: Approve the transfer of funds.

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PLANNING AGENDA

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of State law. Adopted policy is that additional hearing on zoning applications will not be conducted by the City Council unless a statement alleging (1) unfair hearing before the MAPC, or (2) alleging new facts or evidence has been filed with the City Clerk by 5p.m. on the Wednesday preceding this meeting. The Council will determine from the written statement whether to return the matter to the MAPC for rehearing. \* Indicates consent Item.

30. CON2001-00009 – Conditional Use to Allow a Car Wash, Located on the Southwest Corner of the Lark and Harry Drive Intersection. (District V)

RECOMMENDED ACTION: Approve the Conditional Use, subject to conditions; adopt the Resolution.

31. CON2001-00013 – Conditional Use for a Wireless Communication Facility, Located South of Pawnee, East of St. Francis – 2550 South St. Francis. (District III)

MAPC Recommendation: Approve, subject to conditions (6-5).  
DAB Recommendation: Deny until conditions A-J are met.  
Staff Recommendation: Deny.

RECOMMENDED ACTION: 1) Approve, subject to recommended conditions;  
2) Concur with findings of Staff and deny; or  
3) Return application to MAPC for reconsideration.

32. ZON2000-00056 – Zone Change from Limited Commercial to General Commercial; AND CUP2000-00054 DP-08 – Amendment #9 – Amendment to the University Garden Community Unit Plan to Allow Indoor Storage of Construction and Equipment and Vehicles as a Permitted Use on Parcel 2, Located at the Northeast Corner of 21<sup>st</sup> Street North and Oliver. (District I)

MAPC Recommendation: Approve, subject to conditions (8-6).  
DAB Recommendation: Deny.  
Staff Recommendation: Deny (7-2).

RECOMMENDED ACTION: 1) Approve, subject to recommended conditions,  
and first reading of the Ordinance;  
2) Concur with findings of Staff; adopt the findings  
of fact and deny; or  
3) Return application to MAPC for reconsideration.



- \*33. [ZON2001-00011](#) – Zone Change from Single-Family Residential to Two-Family Residential, Located One-Quarter Mile North of 21<sup>st</sup> Street North on the West of 127<sup>th</sup> Street East. (District II)

RECOMMENDED ACTION: Approve the zone change, subject to the condition of platting within one year.

- \*34. [ZON2001-00012](#) – Zone Change from Limited Commercial to General Commercial, Located on the Southwest Corner of Central and Tracy. (District IV)

RECOMMENDED ACTION: Approve the zone change, subject to additional provisions of Protective Overlay District #92, and first reading of the Ordinance.

35. [ZON2000-00054](#) – Zone Change from Single-Family Residential to Manufactured Housing, Located East of Seneca Approximately One-Quarter Mile, and South of 47<sup>th</sup> Street South Approximately One-Quarter Mile. (District IV)

MAPC Recommendation: Approve, subject to staff recommendations (8-6).  
DAB Recommendation: No quorum.  
Staff Recommendation: Deny.

RECOMMENDED ACTION: 1) Approve the zone change, subject to the condition of platting within one year;  
2) Concur with MAPD Staff and deny; or  
3) Return to MAPC for reconsideration.

- \*36. [SCZ-0785](#) and DP-241 – Platting Extension for Property Being Rezoned from Single Family Residential to Limited Commercial, and the Creation of the Neville Properties CIP, Located at the Northeast Corner of Kellogg and 167<sup>th</sup> Street West. (District V)

RECOMMENDED ACTION: Grant a platting extension to May 4, 2002, provided that if not platted by that date, the zone change and CUP shall be considered denied and closed.

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#### AIRPORT AGENDA

NOTICE: The City Council is meeting as the governing body of the Airport for consideration and action on items on this Agenda, pursuant to State law and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion

37. [Contract](#) - Airfield Pavement.

RECOMMENDED ACTION: Approve the Contract; authorize necessary signatures.

38. Airport Improvement Program Grant Applications:

- a) Mid-Continent improvements.
- b) Mid-Continent and Jabara Master Plan Updates.

RECOMMENDED ACTION: Approve the Grant Applications; authorize necessary signatures.

Adjournment

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WORKSHOP:

Sanitary Sewer Collection System Regulations